

# REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF  
Antonio Minor Subdivision, (3 Lots), Tentative Parcel Map, TPM 21030RPL<sup>1</sup>, ER  
06-14-036

August 27, 2008

COMMENT TO STAFF: The Project Manager must ensure that all applicable environmental ordinances are complied with to the extent that these ordinances apply to the project.

**I. HABITAT LOSS PERMIT ORDINANCE** – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

Discussion:

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

**II. MSCP/BMO** - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES  
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NO  
☐

NOT APPLICABLE/EXEMPT  
☐

Discussion:

The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated May 20, 2008.

**III. GROUNDWATER ORDINANCE** - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES  
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NO  
☐

NOT APPLICABLE/EXEMPT  
☒

Discussion:

The project will obtain its water supply from the Lakeside Water District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

**IV. RESOURCE PROTECTION ORDINANCE** - Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Steep Slope section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Discussion:

***Wetland and Wetland Buffers:***

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year.

***Floodways and Floodplain Fringe:***

The project is in compliance. The project is adjacent to the Los Coches Channel floodway/floodplain fringe area, but there are no proposals for any offsite uses or improvements that need compliance with the Resource Protection Ordinance.

***Steep Slopes:***

Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

***Sensitive Habitats:***

No sensitive habitat lands were identified on the site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the Resource Protection Ordinance.

***Significant Prehistoric and Historic Sites:***

The property has been surveyed by a County of San Diego certified archaeologist/historian, Andrew Pignolo, and it has been determined that the property does not contain any archaeological/ historical sites.

**V. STORMWATER ORDINANCE (WPO)** - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES  
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NO  
☐

NOT APPLICABLE  
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Discussion:

The project Storm Water Management Plan received December 18, 2007 and LID check list received June 6, 2008, were reviewed for this project and appears to be complete and in compliance with the WPO.

**VI. NOISE ORDINANCE** – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES  
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NO  
☐

NOT APPLICABLE  
☐

Discussion:

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

Staff has reviewed the Antonio Tentative Parcel Map subdivision TPM21030 preliminary grading plan submitted on December 18, 2007 and the Acoustical Site Assessment Report dated March 17, 2008. Project consists of a 3 parcel subdivision to occupy residential uses. Preliminary grading plans identify the foreseeable building structure envelopes of this 3 parcel subdivision. Based on the noise report, the primary noise source to impact the proposed subdivision will be from vehicular traffic traveling on Los Coches Road. The entire subdivision will be exposed to future traffic noise levels exceeding the 60 dBA CNEL County Noise Element-4b requirement. Although evaluation of interior noise levels are typically reviewed at the building stage, a Noise Protection Easement dedication will required and shall be placed over the entire subdivision to ensure interior noise levels comply with interior noise level requirements of 45 dBA CNEL pursuant to Noise Element, 4b.

Proposed residential homes have been modeled and noise receptors have been place throughout the project subdivision. Future traffic noise level calculations show that exterior noise sensitive receptors will be as high as 61.5 dBA CNEL at the most western

Parcel 3. Noise mitigation will be required and consist of two 5-foot high sound barriers in relation to the pad grade elevations on the most western Parcel 3. The northwest sound wall shall begin at the northwest facing facade of the building and extend approximately 33 feet along the northwesterly direction. The proposed southeast sound barrier shall begin at the southeast facing facade of the building and extend approximately 13 feet or up to the edge of the parcels southeastern property line. Please refer to Section: Future Traffic Noise Impacts, Figure 7 for noise mitigation details and sound wall location illustration. The combination of the proposed residential structure layout and sound barrier design will reduce exterior noise sensitive land uses at most westerly Parcel 1 to 60 dBA CNEL. Therefore, incorporation of the building structure with specific sound barrier design and dedication of a Noise Protection Easement over the entire site will ensure the project will comply with County noise standards pursuant to County Noise Element, 4b.